

**Stanhope Land Use Board
May 9, 2016
Regular Meeting
Minutes**

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**STANHOPE
BOROUGH**

CALL MEETING TO ORDER:

Chairman Maguire called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE:

Chairman Maguire invited all those present to stand in a salute to the colors.

STATEMENT:

Adequate notice for this meeting has been provided according to the Open Public Meetings Act, Assembly Bill #1030. Notice for this Meeting was forwarded to the New Jersey Herald and Daily Record on January 12, 2016 and was placed on the municipal bulletin board.

In the event the Board has not addressed all the items on its agenda by 11:00 p.m., and it is of the opinion that it cannot complete the agenda in a reasonable period, the Board may exercise its option to continue this meeting at an agreed time and place, within ten (10) days of this meeting.

At this time, please turn off all cell phones.

ROLL CALL:

Nicholas Bielanowski - present
James Benson - absent
Michael Depew - present
Rosemarie Maio - present

Thomas Pershouse - absent
John Rogalo - absent
Joseph Torelli - present
Paula Zeliff-Murphy - present
John Maguire - present

Others present: Attorney Clifford Gibbons and Board Secretary Ellen Horak

MINUTES

April 11, 2016 Regular Meeting – On motion by Ms. Zeliff-Murphy, seconded by Mr. Bielanowski, the Minutes of the April 11, 2016 meeting were approved on majority voice vote. Mr. Torelli abstained.

CORRESPONDENCE

- 04-29-16 Dennis McConnell – Additional Documents for 16-02 Vincenzo Bruzzese Site Plan Application re: Blk 11207, Lot 1
- 05-02-16 Arlene Fisher, Zoning Officer – Request for Determination re: Blk 10301, Lot 11.01 (152 Brooklyn Rd)
- 05-04-16 Cliff Gibbons, Esq. – Resolution of Memorialization re: Pote Variance, Blk 11102, Lot 8
- 05-04-16 Cliff Gibbons, Esq. – Resolution of Memorialization re: Master Plan Re-Examination

On motion by Mayor Maio, seconded by Mr. Depew, and carried by unanimous voice vote, the Correspondence List was accepted and placed on file.

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

Chairman Maguire opened the meeting to the public for non-agenda items. Seeing no one from the public wishing to speak, Chairman Maguire closed the public portion of the meeting.

COMPLETENESS:

16-02, Vincenzo Bruzzese

Block 11207, Lot 11 – Site Plan Application

Appl Rec'd: 02/11/16

Deemed Incomplete: 03/14/16

Add'l Docs Received: 4/29/16

45 days: 6/13/16

Chairman Maguire stated the Completeness Review Committee has reviewed the application and recommends it be deemed complete. On motion by Mr. Torelli, seconded by Mr. Bielanowski and carried by the following unanimous roll call vote, 16-02 Vincenzo Bruzzese Site Plan Application for Block 11207 Lot 11 was deemed complete.

AFFIRMATIVE: Mr. Bielanowski, Mr. Depew, Mayor Maio, Mr. Torelli, Ms. Zelif-Murphy,
Chairman Maguire
OPPOSED: None
ABSTENSIONS: None

The Board discussed whether or not the Board Planner and Engineer should receive copies of the application for review and comment. It was the consensus of the Board to forward the application to the Board Engineer for his review and comment. The hearing for this application was scheduled for the June 13, 2016 meeting.

RESOLUTIONS OF MEMORIALIZATION:

16-01, Jesse & Christine Pote

Block 11102, Lot 8 – "Use" Variance Application

Approval Granted: 04/11/16

On motion by Ms. Zelif-Murphy, seconded by Mr. Torelli and carried by the following unanimous roll call vote, the Board adopted the Resolution of Memorialization memorializing action taken at the April 11, 2016 meeting granting the use variance application of Jesse and Christine Pote for Block 11102, Lot 8.

AFFIRMATIVE: Mr. Bielanowski, Mr. Depew, Mayor Maio, Mr. Torelli, Ms. Zelif-Murphy,
Chairman Maguire
OPPOSED: None
ABSTENSIONS: None

Master Plan Re-Examination

Adopted: 04/11/16

On motion by Mayor Maio, seconded by Mr. Bielanowski and carried by the following unanimous roll call vote, the Board adopted the Resolution of Memorialization memorializing action taken at the April 11, 2016 meeting adopting the Master Plan Re-Examination Report dated March 8, 2016.

AFFIRMATIVE: Mr. Bielanowski, Mr. Depew, Mayor Maio, Mr. Torelli, Ms. Zelif-Murphy,
Chairman Maguire
OPPOSED: None
ABSTENSIONS: None

NEW BUSINESS:

Arlene Fisher Request for Determination (152 Brooklyn Road)

Chairman Maguire stated Arlene Fisher has requested a determination from the Board regarding the installation of a propane exchange container at the gas station at 152 Brooklyn Road. She is questioning if the owner should submit an application to the Board for a use variance. This property was the subject of past applications, one being a 1985 application and a more recent application a few years ago. The 1985 resolution, which the Board determined was still in effect does not prohibit the use; however the signature page is missing. Mr. Bielanowski stated he recalls a similar propane exchange rack on the site a number of years ago. After a brief discussion, it was the consensus of the Board that based on observation that there was something similar at the site in the past they do not see an issue and does not think it requires a use variance. The Board Secretary will inform Arlene that she can issue a Zoning Permit.

BILLS:

	Bowman Consulting	
04/07/16	Re: Master Plan Re-examination	\$1,822.50
	Miscellaneous	
04/20/16	NJLM – Classified Posting (Board Attorney RFP)	\$110.00

On motion by Mr. Depew, seconded by Mr. Bielanowski, the aforesaid bills were approved on the following unanimous roll call vote:

AFFIRMATIVE: Mr. Bielanowski, Mr. Depew, Mayor Maio, Mr. Torelli, Ms. Zeliff-Murphy,
Chairman Maguire
OPPOSED: None
ABSTENSIONS: None


GENERAL DISCUSSION

Mayor Maio asked if the Board received any responses yet to the RFP for Board Attorney. The Board Secretary responded in the negative and added the due date is May 31, 2016.

ADJOURNMENT:

On motion by Ms. Zeliff-Murphy, seconded by Mr. Torelli, it was the consensus of the Board to adjourn the meeting at 7:12 P.M.

Respectfully submitted,


Ellen Horak, Board Secretary

